



***Enclave at Black Point Marina
Community Development District***

www.enclaveatblackpointcdd.com

James Windley, Chairman

Abraham Crocamo, Jr., Vice Chairman

Navindra Singh, Assistant Secretary

Andrew Jimenez, Assistant Secretary

July 9, 2026

Enclave at Black Point Marina

Community Development District

Agenda

Seat 4: James Windley – (C.)	
Seat 2: Abraham Crocamo, Jr. – (V.C.)	
Seat 5: Navindra Singh – (A.S.)	
Seat 1: Andrew Jimenez – (A.S.)	
Seat 3: Open Seat	

**Thursday
July 9, 2026
7:30 p.m.**

**Cornerstone Methodist Church
20740 Old Cutler Road, Cutler Bay, Florida 33189**

Join the meeting now

**Meeting ID: 277 714 610 329 24 and Passcode: Mw2Jj92d
1 872-240-4685 and Phone Conference ID: 244 037 92#**

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor(s) to Fill Unexpired Term(s) of Office – Seat #3 (11/2028)
 - B. Oath of Office for Newly Appointed Supervisor(s) – **Page 3**
 - C. Election of Officer(s)
3. Approval of Minutes of the May 14, 2026 Meeting – **Page 5**
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Monthly Report – **Page 19**
 - D. Manager
 - 1) Discussion and Review of Landscaping Maintenance Service Proposals
 - a. Landscape Workshop – **Page 32**
 - b. BrightView Landscape Services – **Page 49**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 76**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Hurricane Season 2026 Price List with Tony's Nursery & Garden – **Page 77**
5. Financial Reports
 - A. Approval of Check Register – **Page 79**
 - B. Approval of Unaudited Financials – **Page 83**
6. Supervisors Requests and Audience Comments
7. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.enclaveatblackpointcdd.com>

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **ENCLAVE AT BLACK POINT MARINA Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **ENCLAVE AT BLACK POINT MARINA Community Development District**, _____ County, Florida.

Signature: _____

Mailing Address: _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires _____

Personally known _____ or produced identification _____

Type of identification_____

**MINUTES OF MEETING
ENCLAVE AT BLACK POINT MARINA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Enclave at Black Point Marina Community Development District was held on Thursday, May 14, 2026, at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida.

Present and constituting a quorum were:

James Windley
Abraham Crocamo, Jr.
Navindra Singh
Andrew Jimenez

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Gabriella Fernandez

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Mr. Pedro Carvajal

Mr. Lorenzo: Moving on to organizational matters, we have the acceptance of the resignation from Pedro Carvajal on page 4, he did not qualify to serve, so just a motion to accept that resignation from the Board.

On MOTION by Mr. Crocamo seconded by Mr. Windley with all in favor, accepting the resignation letter from Mr. Pedro Carvajal was approved.

B. Consideration of Appointment of Supervisor(s) to Fill Unexpired Term(s) of Office – Seat #3 (11/2028)

C. Oath of Office for Newly Appointed Supervisor(s)

D. Election of Officer(s)

Mr. Lorenzo: Moving forward to consideration of appointment of Supervisor to fill the unexpired term of office for seat #3 which expires in November, 2028, if the Board has anyone they wish to nominate please let me know. Does the Board have anybody they want to appoint?

Mr. Crocamo: I know my wife was thinking about it, and I've been thinking about the two being together, and it's probably better not to do it.

Mr. Lorenzo: If she runs it would be ok, if appointed then that's when you would run into a problem.

Mr. Crocamo: That's correct.

Mr. Lorenzo: Moving on to the election of officers, we're going to go ahead and skip that because we don't need to do that now since there is no appointment at this time.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
March 12, 2026 Meeting**

Mr. Lorenzo: Moving forward to the approval of the minutes of the March 12, 2026 meeting which you'll find on page 7. Unless the Board has any comments, adjustments or deletions or corrections please let me know, if not a motion to accept the minutes would be in order.

On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, the Minutes of the March 12, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Lorenzo: Moving forward to the public hearing to adopt the fiscal year 2027 budget on page 26, so in order to enter the budget meeting we need make a motion to open the public hearing from the Board.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Lorenzo: Moving forward to public comment and discussion, there is nobody present online or present here with us this evening. Moving on to the resolution, unless the Board has any questions or concerns on the budget before I go into the resolution, there is no increase, we're keeping it the same. So going forward to consideration of resolution #2026-03 which is the appropriation resolution on page 35, so this is to go ahead and approve the budget and the annual appropriation and adopting the budget for fiscal year beginning October 1, 2026 and ending September 30, 2027. Unless the Board has any questions, I'm just looking for a motion to approve resolution #2026-03 would be in place.

On MOTION by Mr. Crocamo seconded by Mr. Jimenez with all in favor, Resolution #2026-03 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Lorenzo: Moving forward to the consideration of resolution #2026-04 levying the Non Ad Valorem Assessments and you'll find that on page 38. This is resolution is to go ahead and impose the Non Ad Valorem Special Assessments for the fiscal year starting in 2026 and ending in 2027, and unless the Board has any questions, a motion would be in place to approve resolution #2026-04.

Mr. Jimenez: Question is it staying the same?

Mr. Lorenzo: Yes, everything is staying the same.

Mr. Jimenez: Ok.

On MOTION by Mr. Crocamo seconded by Mr. Jimenez with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Lorenzo: So a motion to close the public hearing would be in place.

On MOTION by Mr. Crocamo seconded by Mr. Singh with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS Staff Reports

Mr. Lorenzo: Moving forward to staff reports, attorney.

A. Attorney

Ms. Fernandez: The only thing I have for you guys is a reminder that your Form 1s, statement of financial interest is due July 1st, it's online and you'll use the same email as last year, it should be a lot quicker than last year because we were setting it up last year, and this year it's kind of just asking if there have been any changes and so it should be a lot quicker, no more than 5 minutes. There's also going to be the box at the bottom of the form that indicates that you completed your 4 hours of ethics training, that's going to be the one you guys completed last year, December 2025, it kind of works like your taxes it's for the year before.

Mr. Crocamo: So do we have to do that again, or we do that one at the end of the year for next year?

Ms. Fernandez: Every year by July.

Mr. Lorenzo: Every year and it will be reported the next year.

Mr. Crocamo: Ok, so we can just do it now.

Ms. Fernandez: Yes, you can already do it, and if your seat is up for election then you have to go and qualify, so maybe just do it a little bit earlier than July 1st during that qualifying period, print out a hard copy and take with you to the office of the

Supervisor of Elections with a money order for \$25 and two other forms because that's one of the requirements, and if you don't have it they'll turn you away.

Mr. Crocamo: Correct, and then this one we're going to get online for the financials like we do every year, we get that online.

Ms. Fernandez: Yes, and you can type in Florida Commission on Ethics portal and you login and it will already have the tab there where it says like 2026, click here and you can file it, it's just going to ask is this the same.

Mr. Crocamo: Perfect, the same thing that we did last year.

Ms. Fernandez: Yes.

Mr. Lorenzo: And it's going to ask you, it's on the honor system that you completed the ethics training last year.

Mr. Crocamo: Correct, ok.

Mr. Singh: Would you mind sending us the links?

Mr. Lorenzo: Yes, I'll send you the form, and Andrew and James, you're good for this year as far as the general election goes, so you guys don't fall into that procedure, you do have to submit your Form 1s by July 1st.

Ms. Fernandez: So you guys are July 1st, and you guys are June 12th by the latest because that's the last day to qualify, June 12th at 12:00 noon.

Mr. Lorenzo: Correct.

Ms. Fernandez: So maybe let's put June 11th.

Mr. Singh: Can you send us the link?

Mr. Lorenzo: Yes, I will send you the link and it's the same link as before.

Ms. Fernandez: And we give you guys lots of reminders because it's a personal obligation and they start assessing finds in September, so we want to make sure that you guys have enough time.

Mr. Lorenzo: So, it's due July 1st, and you have a grace period but, once September starts it's \$25 a day up to \$1,500 fine.

Mr. Crocamo: Right for every day that you haven't submitted.

Mr. Lorenzo: That's correct.

Mr. Singh: And they take a cashier's check, right.

Mr. Lorenzo: Yes, a cashier's check of \$25 if I'm not mistaken.

Ms. Fernandez: Yes, and then two other forms of ID.

Mr. Crocamo: Is it cashier's check because I remember taking a money order over.

Ms. Fernandez: Yes, it's money order or cashier's check, it can't be cash or card, so a cashier's check is fine, or a money order is fine.

Mr. Singh: I thought they would take a personal check and I had to leave and go to the bank across the street.

Mr. Lorenzo: Anything else Gabby?

Ms. Fernandez: No I'm sorry, that's all I had.

B. Engineer

Mr. Lorenzo: Moving forward to the engineer, there's nothing under the engineer.

C. Field Manager

1) Monthly Report

2) Discussion of Proposal for Asphalt & Curb Repair

Mr. Lorenzo: Moving forward to the field manager's report which you'll find on page 45, you'll see some landscaping items that have been completed, the fertilization of the palm trees, the new coleus that you guys will see throughout the median and the roundabout. The irrigation system is fully functional, the second timer wasn't working, the timer was replaced and the system is not working, and when I say the second timer I mean the one on 229th lane.

Mr. Crocamo: And they were changing the lights, I believe it was last week I saw them there.

Mr. Lorenzo: They finished I think yesterday.

Mr. Crocamo: Yes, because I was talking to them the other day.

Mr. Lorenzo: Correct, and they started this week because some of them were on backorder from the distributor, so they were only able to install 6 and they installed the other ones.

Mr. Crocamo: Right because they had to go out and get the other ones, they told me that.

Mr. Lorenzo: And there was an App, and I shared that information with Navindra and I can share that with you guys too if you guys are interested in changing the light colors, it's through an App.

Mr. Crocamo: I was going to say definitely since he's going to be gone for like 3 months.

Mr. Lorezno: Yes, so it's App, the only thing is you would have to put some tape over the photocell which is the first light at the median post.

Mr. Singh: Yes, I'll show you how to do it.

Mr. Crocamo: Ok, he'll show me.

Mr. Lorenzo: And I can show you guys too, it's very easy, just some black tape covering that.

Mr. Singh: I normally don't change it all the time, I just change it for like the holidays coming.

Mr. Crocamo: Correct.

Mr. Lorenzo: So, once that's on, once the lights are on then you can add it to the program.

Mr. Crocamo: Right so like the 4th of July and stuff like that.

Mr. Lorenzo: Right, you can change some of the colors, put them white, some of them blue, some of them red.

Mr. Crocamo: Perfect.

Mr. Lorenzo: So, those are good. I was talking to Navindra, he was thinking of maybe painting, I know you guys have a different base, or the lights that were installed have a different base which is a lighting post, the ones that you guys have with the color changing have like a little plastic, and let me give you guys an example. If you guys go to page of my report.

Mr. Singh: It's the junction box.

Mr. Lorenzo: Yes, it's the junction box and it sits on top, so if you guys go to page 54, you guys see that PVC box that it sits on top of, if you guys want, you can do it, you can have them installed with lighting post like the other lights but, it's going to be very expensive because they would have to rerun some of the wires and it's a little bit of an extensive job, or option two, which I was talking with Navindra which is very cost

effective, just spray painting them black or green, I would say black so they're not as visible.

Mr. Crocamo: So that they're not that visible.

Mr. Lorenzo: Right, and it would turn into a maintenance thing to do every so often but, it's just spray painting.

Mr. Crocamo: And it's a lot cheaper with spray paint.

Mr. Lorenzo: So, are you guys ok with that spray painting them.

Mr. Crocamo: Yes.

Mr. Windley: Yes.

Mr. Lorenzo: Perfect, so we'll do that. As far as the lakes, they're doing well, the fountain was cleaned, and you guys can see pictures there on page 53 of the cleaning before and after.

Mr. Crocamo: Yes.

Mr. Lorenzo: Moving on to page 55, you guys remember talking at the last meeting about the asphalt.

Mr. Crocamo: Yes, I saw that today too.

Mr. Lorenzo: So, the two sections, you guys will see there in the first two pictures, and then the third section between the second medians, that's fine, there's really not much traffic, I mean you can shave a little bit of it, so that's fine. Now, if you guys go to the bottom left picture you'll see the curbing repair.

Mr. Crocamo: Right, that's the one from the accident.

Mr. Singh: No, this is from trucks.

Mr. Crocamo: Ok, trucks going forward.

Mr. Lorenzo: Yes, so I was talking to the contractor, and if you guys go to page 58 you'll see the proposal from Chandler Contractors who is the one that helped fix this repair in the first place when you guys did the electrical project to bring electricity to the roundabout, and the two medians. Included in this price would be reinforcing that curb so that it will hopefully extend the lifespan if not prevent it.

Mr. Singh: It got damaged mostly from the build out from Crystal Cay with all those trucks coming in and out.

Mr. Crocamo: That and the majority of the damage when they were doing all the construction.

Mr. Lorenzo: And it may be a garbage truck, if I'm not here all the time to see that, so maybe UPS, I'm not sure, so as you guys see, it's listed there in four items, demo, removal, hauling and dumping of the concrete curb which is \$950, grinding and prepping of asphalt at two locations for \$425, forming and pouring the concrete curb, for \$1,850 and then the deliver and apply bonding agent, place and compact hot asphalt for \$750, so the total would be \$3,975. Unless the Board has any questions, I don't know if you want to table this or if you guys want to move forward.

Mr. Crocamo: And that's to fix the curb but, the curb is not just a crack, they have to take it out, they're going to replace it basically, they're going to take it out of there, and they have to form it again.

Mr. Lorenzo: And then he's going to reinforce it so that it will give it some extra support, so hopefully it won't happen again.

Mr. Crocamo: And the fixing of the asphalt on the other two section where we cut, remember where we cut for the electrical.

Mr. Lorenzo: Right, and what he's going to do is shave it down a little bit, put a bonding agent, and it's going to go look better than last time.

Mr. Crocamo: Correct, I'm fine with it.

Mr. Windley: Can we move forward with this, what do you guys think?

Mr. Jimenez: Yes.

Mr. Singh: Yes.

Mr. Lorenzo: And that's the proposal from Chandler Contractors in the amount of \$3,975 to repair the asphalt and the curb at the main roundabout.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, accepting the proposal from Chandler Contractors in the amount of \$3,975 to complete the asphalt and curbing repairs at the main roundabout was approved.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Lorenzo: Moving along to the next item on the agenda under the manager's section, we have consideration of the proposed fiscal year 2027 meeting schedule which you'll find on page 63, which you'll see every other month starting November 12, 2026, January 14, 2027, March 11, 2027, May 13, 2027, July 8, 2027 and September 9, 2027. Unless the Board has any adjustments they want to make, if not, a motion would be in place.

On MOTION by Mr. Jimenez seconded by Mr. Singh with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

4) Number of Registered Voters in the District – 585

Mr. Lorenzo: So, I know Gabby already mentioned the Form 1s, and I'll send you guys an email with regards to what you need to do and then James and Andrew have until July 1st to submit theirs. Just a reminder to complete the ethics training by December 31, 2026 which is something that is done every year, like I said, I will send you guys an email with the free courses, as well as the ones they charge for and you guys can do the free ones.

Mr. Crocamo: Can we do it now.

Mr. Lorenzo: Yes, you can do it now and you're going to be reporting it on the Form 1 next year.

Mr. Crocamo: Right.

Mr. Lorenzo: So, you're going to be asked to check off in this year's Form 1, is going to be for last year.

Mr. Crocamo: Right, last year.

Mr. Lorenzo: If you every complete it, you guys can send us an email with a screen shot or whatever, a receipt, and we'll save it in our system.

Mr. Crocamo: Ok.

Mr. Lorenzo: So, if you every email it to me, I'll have my staff save it and we'll add it into a folder and we'll save it just in case it's needed but, it's on the honor system right now and it's just going to ask you when you do your Form 1 for the following year.

Mr. Crocamo: Ok but don't we have to take it with us?

Mr. Lorenzo: You already took it last year.

Mr. Crocamo: Ok, alright, perfect.

Mr. Lorenzo: Just the Form 1, you have to fill it out online and then print it and take it with you with the qualifying form that I'm going to send you.

Mr. Crocamo: Ok, perfect.

Mr. Lorenzo: Moving forward to line item #4 under the manager section, number of registered voters in the District on page 65 from the Supervisor of Elections, there's 585 registered voters in Enclave at Black Point Marina Community Development District. If you go backwards one second, so everyone is pending to file their Form 1s according to the last time we checked which was this month, which you guys already know.

5) Final Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statue 189.069

Mr. Lorenzo: Moving forward to the final approval of the fiscal year 2025-2026 report of performance measures and standards as required by Florida Statute 189.069, which you guys know, we've done this last year, and it will be a continuous procedure as per the Florida Statutes which is just to make sure that the performance measures are basically to enhance accountability and transparency for all Community Development Districts, and this is something that they passed to make sure everybody is transparent and there's accountability factors. As you guys know, each year we use the same line items which is community communication and engagement, which is public meeting compliance, you'll see the meetings that you guys achieved, which is you held 4 meetings, the standard was achieved, and the standard was 3 meetings, but you held 4, notice of meetings and compliance, access to records compliance, infrastructure and facilities maintenance, financial transparency and accountability and the overall determination which you guys see there. Unless the Board has any

questions, I just need a motion to approve the performance measures and standards for fiscal year 2025-2026.

On MOTION by Mr. Windley seconded by Mr. Singh with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

6) Consideration of FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Mr. Lorenzo: And going to the next item which would be consideration of the fiscal year 2026-2027 for performance measures and standards as required by Florida Statute 189.069 which you'll find on page 70. This is the same procedure, only now we're setting the template for this year and to meet it we'll go ahead and check in next year to make sure we met all the items which is the same as we had this year. So, unless the Board has any questions, a motion to accept this performance measures and standards for fiscal year 2026-2027 would be in place.

On MOTION by Mr. Crocamo seconded by Mr. Jimenez with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Lorenzo: Moving forward to the financial reports, tab A is the approval of the check register on page 75, and tab B is the approval of the unaudited financials on page 79. Unless the Board has any question, a motion to approve would be in place.

On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, the Check Register and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Lorenzo: Moving forward to Supervisor's requests and audience comments, there is no audience present online and nobody here in the room with us. Does the Board have any requests?

Mr. Singh: I have one, I know for the past two years we've been trying to get the landscaping companies to line up their schedules so they the community is not half cut at one time, and I live where it splits in half so it's always uneven and the front is always nice and the rest of the community is not cut, or vice versa so I would like to see if we could possibly bid out the job to see if the HOA's company can do both, and see what we get back or vice versa, we have the CDD company do both, or we just get a quote and see what happens.

Mr. Lorenzo: Is that ok with the Board, is everybody ok with that?

Mr. Windley: Yes.

Mr. Crocamo: Yes.

Ms. Fernandez: So, if it's under \$195,000 we can just solicit proposals, if it's over \$195,000 we have to go out for bid.

Mr. Lorenzo: Right.

Mr. Singh: The one that we have here?

Ms. Fernandez: It's by Statute, if you hit \$195,000 it has to be an actual request for proposals, advertised but, if it's under, which I'm assuming it is, you can just solicit proposals.

Mr. Lorenzo: Right, and I will need to check the contract but, I know what we have in the line item for landscaping is \$30,000 and we're tracking a projected amount of \$29,000. There are two cuts monthly even during the summer months.

Mr. Crocamo: Right.

Mr. Lorenzo: So, I will get apples to apples comparisons and make sure we get pricing for the trimming as well, annuals, and the mulch, so I'll make sure that everything is included.

Mr. Singh: Yes, and we have both companies forever and they're both of them are really good so we already know that they're qualified, let's just try to get them on the same schedule because it's been a mission for the past 2 years.

Mr. Lorenzo: So I can in the meantime send the landscaping schedule that we have because I get the schedule before the month starts, so I can send it to the HOA and hope that they maybe use it as the current HOA landscaper and hopefully they can either amend the same schedule or get close to it in the meantime.

Mr. Singh: Ok.

Mr. Lorenzo: Are there any other Supervisor's requests or comments?

EIGHTH ORDER OF BUSINESS

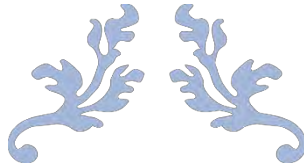
Adjournment

Mr. Lorenzo: Not hearing any, a motion to adjourn would be in order.

On MOTION by Mr. Crocamo seconded by Mr. Jimenez with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman



ENCLAVE AT BLACK POINT MARINA CDD



FIELD REPORT



Meeting Date: July 9, 2026

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

LANDSCAPING

- Landscaping services completed by Tony's Landscaping (TL) on May 4th and 18th and June 2nd and June 16th. The June 16th service was rescheduled for June 24th to be consistent with the HOA schedule.
- The July landscaping services are scheduled for the 9th and 24th. The landscaping dates were shared with the HOA.
- The next mulching is scheduled for late October or early November.
- The annuals are doing well. The next rotation is scheduled for July.
- The wooden support (tree stakes) for the new Royal Palm tree will be removed after the upcoming hurricane season.
- The next palm fertilization is scheduled for September.
- The irrigation system is in good working condition.
 - The main line break at 104th Avenue was repaired.
 - New rain sensors, combination locks and latches were installed.
 - Timer #2 was replaced.



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
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Cell Phone 954.643.5104



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

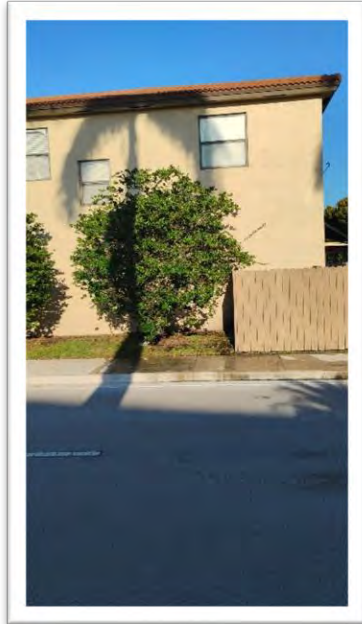
*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

FIELD DIVISION REPORT

Jesus Lorenzo

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Cell Phone 954.643.5104



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

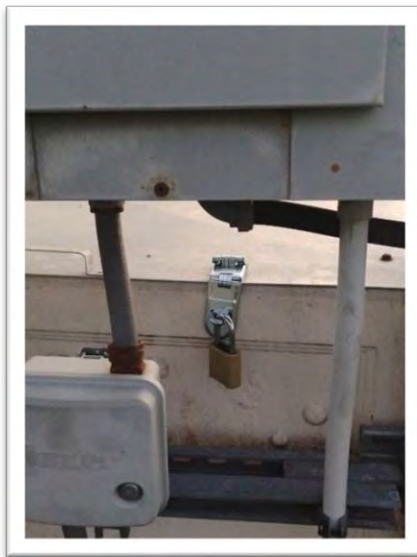
*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

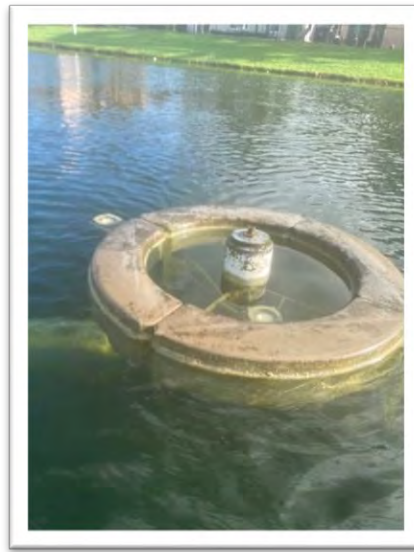
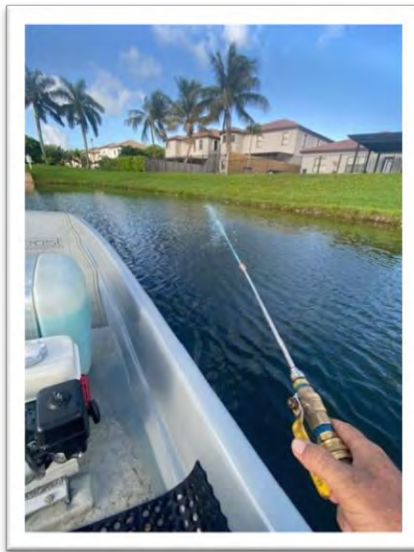
Cell Phone 954.643.5104



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5385 N. Nob Hill Road Sunrise, FL 33351

LAKES & FOUNTAINS

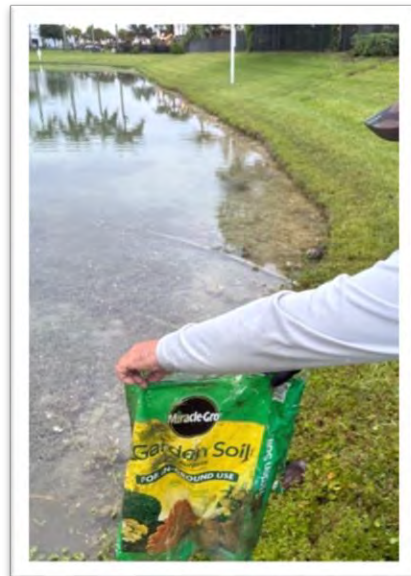
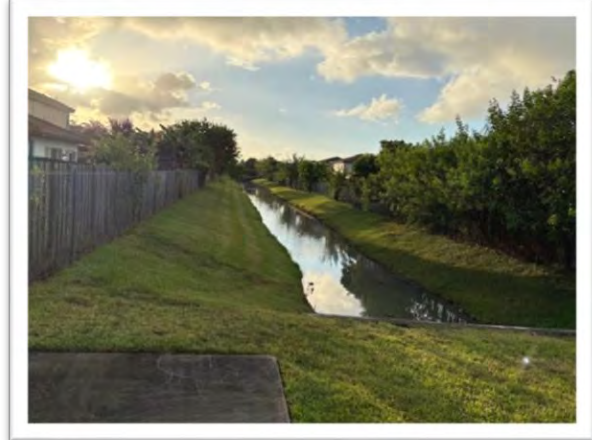
- Lake services provided by Southeast Lake Management (SELM) on May 20th and June 3rd and 17th. Included was the treatment of algae and subaquatic vegetation. Please refer to the attached service report for more information.
- The quarterly fountain cleaning was completed on June 17th.
 - o The next cleaning is scheduled for September.



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

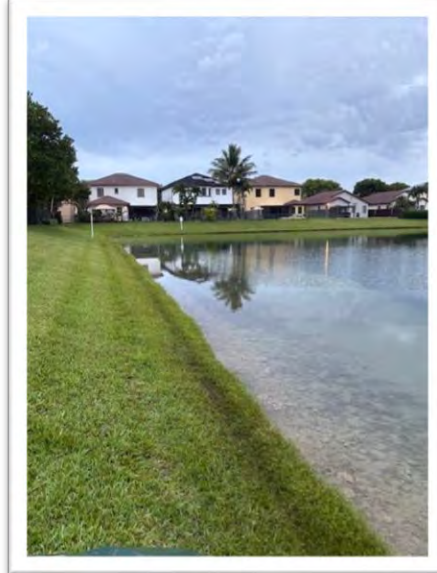
FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*ENCLAVE AT BLACK POINT
MARINA
(BY LENNAR)*

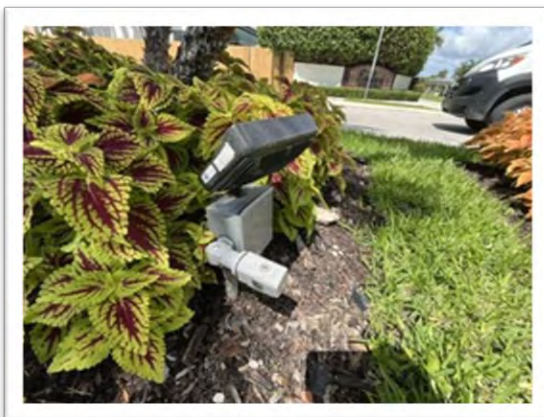
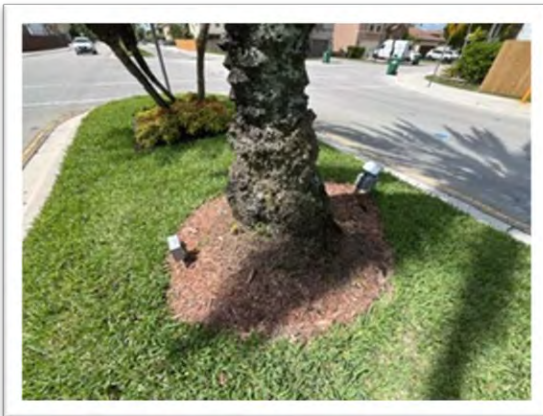
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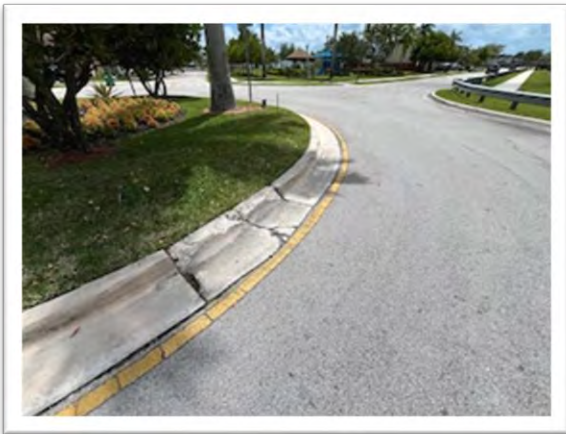
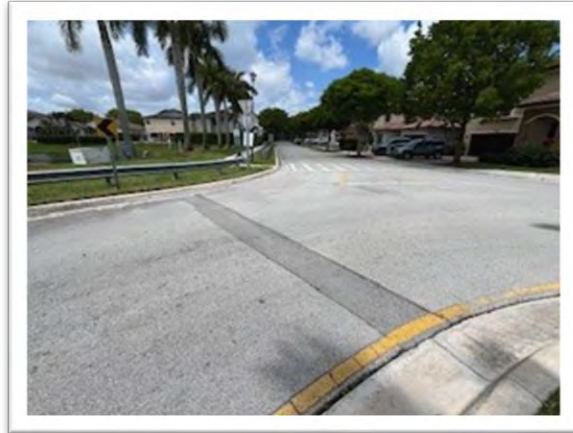
FIELD MAINTENANCE

- Allstar Electric (AE) replaced nine (4) of the color-changing lights through the warranty at the main entrance median.
 - The photocell will be removed to ensure proper functionality of the new lights per the manufacturer's recommendations.



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

- Chandler Contractors completed the curbing repairs at the main roundabout. The cones will be removed before the 4th of July holiday.
 - o The asphalt repairs are scheduled to commence in early July.



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- The gazebo is in good condition.



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*ENCLAVE AT BLACK POINT
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Cell Phone 954.643.5104

EXHIBITS

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization

Board of Supervisors

Sort by:

PID

Form Year

Filer Name

Filing Requirement

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
275388	2025	Abraham Crocamo Jr	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/9/2026	View Filings
292117	2025	Andrew Jimenez	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✖ Form 1 Not Filed	View Filings
275389	2025	Navindra Singh	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/10/2026	View Filings
265415	2025	James Windley	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 7/1/2026	View Filings

1-4 of 4

Rows per page: 25

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Back



Landscaping Services
Proposal For

ENCLAVE AT BLACK POINT MARINA CDD

Presented To:

Jesus Lorenzo
District Manager
Governmental Management Services

Prepared By:

Bryan Clyborne

Landscape Workshop



Introduction

DEAR JESUS,

Thank you for allowing Landscape Workshop to prepare and present our proposal for professional landscape maintenance and grounds management services at Governmental Management Services.

Since 1984, Landscape Workshop has built its reputation as the leading commercial landscaping services company in the Southeast. With headquarters in Birmingham and multiple branch operations servicing clients across 12 states - we bring out the best in every property!

Landscape Workshop is a full-service landscape company specializing in commercial properties and homeowners' associations. In addition to scheduled turf, shrubbery, floral and complete irrigation system maintenance, we also provide comprehensive landscape design and installation services. There are numerous differentiators setting us apart from other companies in the industry. We've highlighted them here in our proposal.

Should our proposal not fully meet your requirements, we would welcome the opportunity to further refine the Scope of Work. Our goal is to deliver a customized service package that achieves your vision while remaining aligned with your budget expectations.

Sincerely,

Bryan Clyborne,

bclyborne@landscapeworkshop.com

YOUR TEAM



Will Yaeger

General Manager

786.801.9503

WYaeger@landscapeworkshop.com



Kyle Drinkuth

Account Manager

KDrinkuth@landscapeworkshop.com



TY Trent

Regional Vice President

TTrent@landscapeworkshop.com

We are proud members of:





With multiple locations throughout the Southeast, we have the resources to consistently deliver superior landscaping services across our footprint.

Our regional clients have the unique benefit of hiring one landscape vendor for multiple locations.



ABOUT US

Landscape Workshop is a full-service grounds maintenance provider for commercial properties across the Southeast. Our reputation for excellence is driven by our carefully cultivated team of professionals, which includes degreed horticulturalists, industry experienced branch managers, irrigation specialists, and hundreds of year-round, e-Verified, background checked, continually-trained crew members.

As one of the premier landscaping companies in the U.S., Landscape Workshop is consistently chosen to service thousands of commercial properties and managed communities.

Landscape Workshop has been a trusted industry leader since 1984, providing superior customer service for close to 50 years. Our comprehensive line of service offerings include landscape maintenance with attention-to-detail, award-winning seasonal color programs, complete irrigation installation and maintenance, facility services, as well as landscape design and construction/installation.



WHY US?



Proactive Management PERCEPTIVE & PROMPT

We proactively inform customers about their properties' needs with focused attention and frequent communication.



Dedicated Professionals PASSIONATE ABOUT LANDSCAPING

Our team of highly trained professionals are the foundation of our success.



Quality Service COMMITTED TO EXCELLENCE

We are consistently recognized for providing comprehensive services that exceed our clients' expectations.

“

My job as property manager is made easier because of Landscape Workshop. The account managers stay in regular contact and communicate clearly, always making sure the work is done right and often beyond expectations.

OUR SERVICES



LANDSCAPE MAINTENANCE

An essential aspect of property management. It involves the regular care and upkeep of outdoor spaces such as lawns, shrubbery, floral beds, and trees.



LANDSCAPE ENHANCEMENT

Enhancements elevate perceived property value through additions such as landscape lighting, seasonal color beds, and more.



SEASONAL COLOR

Whether it's flower beds, gardening containers, or suspended floral baskets, our team of skilled floricultural professionals are equipped to deliver seasonal vibrancy.



LANDSCAPE DESIGN & INSTALLATION

A well-designed landscape can significantly enhance the appearance of a commercial property, making it more attractive to potential customers, homeowners, or tenants.



IRRIGATION MANAGEMENT

Irrigation systems provide water to landscapes which, along with sunlight, are essential to maintaining the health & beauty of commercial properties.



FACILITY SERVICES

Our specialized services ensure that your public facility's grounds are always in top condition, impressing anyone who arrives before they even step out of their car.

SCHEDULE OF SERVICES

This schedule is an approximation as actual number and timing of visits will be determined by weather conditions and plant growth.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
BASE PROPERTY VISITS	2	2	4	4	5	4	4	5	4	4	2	2	42
ANNUAL SERVICES													
MOW GRASS	2	2	2	3	3	3	3	3	3	2	2	2	30
HARD EDGING	1	1	1	1	2	2	2	2	1	1	1	1	16
SOFT EDGING	1	1	1	1	2	2	2	2	1	1	1	1	16
WEEDING/PRUNING	2	2	2	3	3	3	3	3	3	2	2	2	30
DEDRIS REMOVAL/BLOWING	2	2	2	3	3	3	3	3	3	2	2	2	30
SHRUB & TREE SERVICE													
GENERAL PRUNING	1	1	1	1	1	1	1	1	1	1	1	1	12
TREE LIMB-UP	1												1
SEASONAL SERVICES													
TURF PROGRAM													
TURF APPLICATIONS		1		1				1					3
IRRIGATION													
IRRIGATION INSPECTION	1	1	1	1	1	1	1	1	1	1	1	1	12



SERVICES

Site Visits

Growing Season/Off-Season

Number Included: ~30 Visits

All turf areas will be **mowed throughout the growing season**. Mowing will be done as necessary for the remainder of the contract year. Mowing will be with a rotary mower and blades will be sharp at all times to provide a high-quality cut and minimize disease.

Clippings will be left on the lawn as long as no readily visible clumps remain on the grass surface 24 hours after mowing. Collection of clippings may be done at an additional charge.

All **sidewalks, fences, driveways, parking lots, tree/plant rings, beds, and other surface areas bordered by grass will be edged** per contract specifications. Monofilament line trimmers will not be used around trees and shrubs where injury to the bark of plants could occur. Landscape Workshop will clean all clippings from sidewalks, curbs, and roadways immediately after mowing and/or edging.

Landscape Workshop will **inspect lawn areas each visit** for indications of pest problems and advise client of such problems. Upon confirmation of a specific problem requiring treatment, pesticides will be applied as needed on a spot treatment basis in accordance with the contract scope of work, or a proposal will be provided for treatment. Records will be kept on pests identified and treatment(s) rendered for control. Pesticide applications will be made in accordance with the rules and regulations governing use of pesticides in the State the services are provided.

Shrub Trimming and Bed Maintenance

Shrub trimming will be performed once a month (12 events annually) in accordance with FNGLA Trimming Standards and community specifications. Mechanical and growth-regulating methods will be used for bed maintenance and weed control. Ornamental trees will be trimmed or lifted to a height of 10 feet as needed to prevent human liability. A tailored program of fertilization and weed control designed to promote healthy, vibrant turf. Regular applications improve color, density, and overall lawn performance throughout the growing season.

Turf Application

Number Included: 3 Visits

A tailored program of fertilization and weed control designed to promote healthy, vibrant turf. Regular applications improve color, density, and overall lawn performance throughout the growing season.

Tree/Shrub Application

Number Included: 3 Visits

Targeted treatments that protect and nourish ornamental trees and shrubs. These applications help control pests and diseases while supporting strong, healthy growth.

A landscaper wearing a yellow safety vest, a cap, and sunglasses is working in a garden. The background shows lush greenery and trees.

SERVICES

Irrigation Inspections

Number Included: 12 Visits

Monthly inspections ensure irrigation systems operate efficiently and reliably. Each visit includes checking coverage, calibration, and component performance. Any necessary repairs identified during inspection will be completed at an additional cost of \$85 per man hour plus materials, helping maintain proper water distribution and prevent system damage year-round.

Seasonal Color

Number Included: Optional

Vibrant flower displays designed to enhance curb appeal throughout the year. Our team installs and maintains seasonal plantings such as annual beds, containers, and hanging baskets that bring fresh, eye-catching color to your property each season.

Tree (Non-Palm) Pruning

Number Included: 1 Visit

Tree pruning included in the contract is limited to branches below ten (10) feet in height. Trees under utility lines will not be pruned, and no pruning will be performed during or immediately following growth flushes. Branches will be pruned just outside the branch collar, and pruning paint will not be applied. Sucker growth will be removed by hand from the base of trees without the use of herbicides. Landscape Workshop will remove any tree-related debris from the landscape areas.

Palm Pruning

Number Included: 1 Visit

All palms will be trimmed once annually to maintain a neat appearance. All fruit and dead fronds will be removed to reflect a neat and clean appearance.

Mulch Installation

Number Included: Optional

The contractor will supply labor and materials to apply Pine Bark mulch once per year to all landscape bed areas.

Portering Service

Number Included: Optional

Portering service 3 times a week, 4 hours daily.

Work Area

SITE MAP





Pricing

VALUE INVESTMENT

Service	Monthly Investment	Annual Investment
Maintenance Visits (30 Visits)	\$2,000	\$24,000
Turf Applications (3nvisits per year)	\$250	\$3,000
Tree/Shrub Apps (3 visits per year)	\$325	\$3,900
Irrigation Inspections	\$300	\$3,600
Palm Trimming (1 x Annually)	\$300	\$3,600
Total	\$3,175	\$38,100

Optional Services (Annual)	Subtotal
☐ Mulch (applications yards, twice per year)	\$3,520
☐ Seasonal Color (X sq.ft. once in spring, once in fall)	\$12,000
☐ M/W/F Portering (50 weeks annually)	\$22,500
Total	\$0





CONTRACT

Contract Defined, Pricing

The Schedule of Services and Services pages accompanying these Terms and Conditions are incorporated by reference and, together with these Terms and Conditions, form the entire Contract between the parties. Execution of the Proposal constitutes Customer's agreement to all Contract terms, including the defined scope of Services and applicable pricing. All pricing excludes applicable sales, use, or similar taxes, which shall be the responsibility of Customer. Where applicable or required, such taxes shall be separately stated and added to Customer's invoice. Contractor may adjust pricing for approved additional services, changes in scope, or documented increases in material, fuel, or labor costs.

Term, Cancellation, and Renewal

The initial term of this Contract shall be twelve (12) months beginning on the Contract Start Date set forth on the signature page ("Term"). Either party may terminate this Contract upon sixty (60) days' prior written notice.

Unless one party provides written notice of non-renewal at least sixty (60) days prior to the end of the annual Term, the Contract shall automatically renew for successive one-year terms under the same terms and conditions, provided that Contractor may implement an annual price adjustment not to exceed the greater of three percent (3%) or the percentage increase in the U.S. Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for the preceding year, as published by the U.S. Bureau of Labor Statistics at <https://www.bls.gov/cpi/latest-numbers.htm>. Contractor shall provide written notice of a price increase at least sixty (60) days prior to the renewal date. If Customer terminates this Contract prior to the conclusion of the then-current Term (initial or renewal), Customer remains responsible for the Equalization Fee described below.

Payments and Fees

For administrative convenience, annual contract pricing is invoiced in twelve (12) equal monthly installments. Invoices are issued on the first day of each month and are payable NET THIRTY (30) DAYS. Payments shall be made in full and without offset. Past-due balances shall accrue interest at one and one-half percent (1.5%) per month beginning forty (40) days after the invoice date. Customer shall reimburse Contractor for reasonable costs incurred in connection with collection efforts, including attorneys' fees. Contractor may suspend Services in the event of payment default without terminating this Contract. The Contract shall remain in effect during any suspension, and Services shall resume following full cure of the default. All outstanding amounts shall become immediately due upon termination.

Equalization Fee

Customer acknowledges that the cost of landscape Services is not evenly distributed throughout the year and is substantially higher during peak growing seasons despite equalized monthly billing. Accordingly, if Customer terminates this Contract prior to completion of any full twelve-month Term, Customer shall promptly pay any difference between (i) the value of Services performed from the beginning of the annual Term through the termination date and (ii) amounts previously paid during the annual Term (the "Equalization Fee"). Completed enhancement services, including seasonal color and mulch, shall be included in the value calculation. By way of illustration only, where 89% of annual Services have been performed and 83.3% of the annual contract value has been invoiced, the resulting Equalization Fee would be 5.7% of the annual contract value.

A vertical photograph on the left side of the page shows a person wearing a yellow safety vest, a cap, and sunglasses, using a tool on a lawn. The image is partially obscured by a green vertical bar on the far left.

CONTRACT

Workmanship; Limitation of Liability; Customer Responsibilities

Contractor reserves the right to assign or subcontract any part of this work. Services shall be performed in a workmanlike manner consistent with generally accepted professional standards. Contractor is not responsible for pre-existing conditions including plant health issues, soil or drainage conditions, or prior site damage.

Contractor shall not be responsible for service delays, interruptions or be required to provide additional services as a result of weather events, natural disasters, special events, vandalism, fire, or other circumstances beyond Contractor's reasonable control. Services not performed or delayed due to weather conditions, Acts of God, or other events beyond Contractor's reasonable control shall not result in any reduction, credit, refund, abatement, or offset of fees or invoice amounts otherwise due under this Agreement. Unless expressly stated otherwise, Customer is responsible for the operation and maintenance of irrigation and drainage systems. Contractor's aggregate liability under this Contract shall not exceed the total amount paid for Services during one (1) contract year. In no event shall Contractor be liable for consequential, incidental, indirect, or special damages, including lost profits or loss of use.

Customer shall inspect Services within three (3) days following performance. Any concerns must be submitted in writing within five (5) days after completion of the applicable Services. Contractor shall have ten (10) days to address any substantiated deficiency. Failure to provide timely notice constitutes acceptance of the Services.

Additional Terms

Contractor shall maintain workers' compensation, automobile liability, and commercial general liability insurance during the Term and shall provide certificates upon request. Contractor performs Services as an independent contractor, and Customer assumes no responsibility for injuries to Contractor personnel. Customer shall not solicit or employ Contractor employees during the Term or for twelve (12) months thereafter. This Contract is governed by the laws of the state in which the serviced property is located. This Contract constitutes the entire agreement of the parties and may be amended only by a written instrument executed by both parties. Any claim relating to this Contract must be brought within one (1) year after the Services giving rise to the claim were performed. The individual signing this Contract represents and warrants that (a) he or she has full authority to bind the Customer to this Contract, and (b) Customer is the owner or property manager of the property and has full authority to contract for the Services to be provided hereunder. This Contract is effective upon execution.

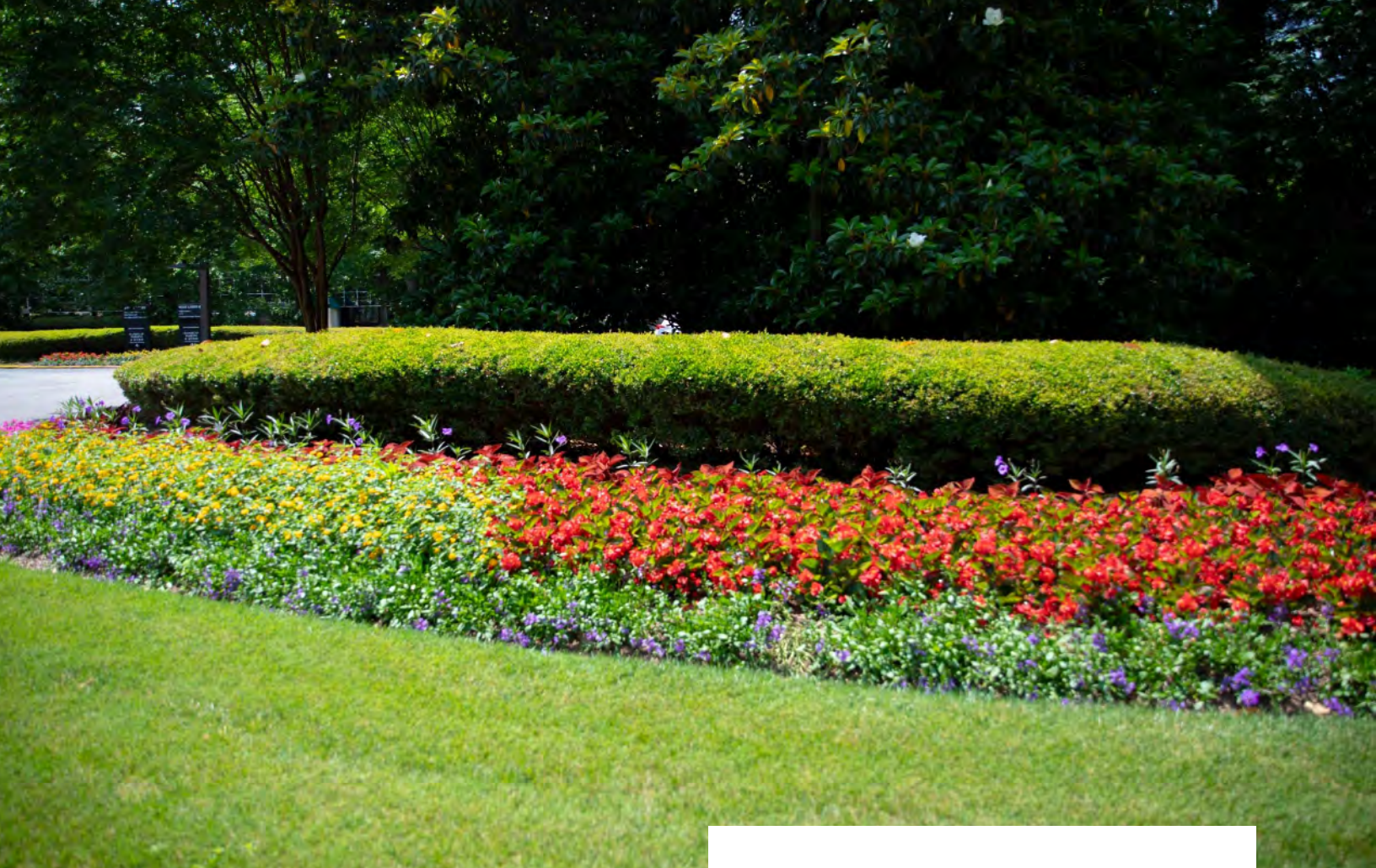


CONTRACT - HURRICANE CLAUSE

To help our Landscape Workshop team provide timely support during the Hurricane Season, we are asking all our valued customers to complete this Authorization Form. Submitting this form ensures your property is prioritized for emergency cleanup and allows us to respond quickly in the event of a hurricane.

HURRICANE CLEAN UP TERMS AND CONDITIONS:

- **Pricing:** Pricing is determined on a property-by-property basis. Your account manager will assess the damage and provide a preliminary quote before work begins.
 1. Additional costs may arise if further damage is uncovered during the cleanup process. Again, your account manager will communicate any costs before work begins.
- **Priority Service:** Properties with completed Authorization Forms will receive priority attention. Service will be provided based on the order the authorizations are received.
- **Pre-approved Action Plan:** Submitting this form enables our team to immediately begin work in emergency situations without delays for additional approvals.
- **Limited Scope of Authorization:**
 1. Work will cover emergency debris removal in areas where roads, walkways, and public spaces are blocked.
 2. Debris will be stacked in designated areas for later pickup.
- **Release of Liability:**
 1. Completing this form includes releasing Landscape Workshop from responsibility for secondary damages (e.g., removing tree debris from vehicles or structures). This allows us to act quickly in emergency situations.
 2. Landscape Workshop is not responsible for turf damage during emergency related mobilizations.
 3. Landscape Workshop shall not be held liable for any damage, delays, or additional costs arising from acts of God, including but not limited to hurricanes, storms, or other natural disasters.
- **Proposal for Additional Work:**
 1. Any work outside the scope of emergency debris clearing will require separate approval unless within a pre-authorized budget limit.
 2. Secondary assessment will be necessary to identify further damage discoveries.
 3. Tree Stump and Stump grinding are not included in the general storm clean up fees. Secondary proposals will be submitted upon client request.



Agreement

NEXT STEPS

Please review this proposal in detail prior to signing. We want to ensure you are 100% comfortable with everything presented.

1. If you have any questions, please contact us.
2. Once signed, you will receive an email with the completed proposal.
3. We will be in touch shortly with details on moving forward.

 SIGNATURE
Bryan Clyborne

Bryan Clyborne

Landscape Workshop

 SIGNATURE
Jesus Lorenzo

Jesus Lorenzo
District Manager
Governmental Management Services

Contract Start Date: 00/00/
00



BILLING INFO

If there are contacts other than those listed above, please let us know below.

Property Contact Name:

Phone #:

Email:

AP Contact Name:

Phone #:

Email:

Do you prefer invoices mailed or emailed?



Thank You

**WE LOOK FORWARD TO
WORKING WITH YOU**

Contact Us

bclyborne@landscapeworkshop.com

landscapeworkshop.com

Enclave at Blackpoint
Comprehensive Landscape Plan

The state of your landscape speaks volumes about your property

Presented by Zachary Chapel 07/01/26

305-781-4589

Zachary.chapel@brightview.com

Property Site Map



EXHIBIT 2

Cost Consideration



Scope of Services:

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes:	
Primary Mow Services	30	2	2	2	3	3	3	3	3	3	2	2	2	Mow, blow, string trim, edge (soft and hard), landscape debris and litter removal.	\$24,900
Weed Control (Mechanical and Chemical)	12	1	1	1	1	1	1	1	1	1	1	1	1	Pre and post emergent herbicide application. Hand pulling of large weeds and vines.	\$1,600
Planted Area Detailing	12	1	1	1	1	1	1	1	1	1	1	1	1	Hand prune, shear shrubs, and remove suckers from trees up to 10 ft. Removal of dead palm fronds and seed pods up to 12'.	\$8,300
ALL INCLUSIVE MONTHLY	\$2,900.00														
ALL INCLUSIVE PER CALENDAR	\$34,800.00														
Additional Cost Consideration:															
Fertilization	3		1		1					1				Granular fertilization of turf, shrubs, and trees	\$1,150
Irrigation Inspection	12	1	1	1	1	1	1	1	1	1	1	1	1	Check heads, system functionality, and adjustment of irrigation heads for optimal water consumption. Monthly written report provided. All repairs additional cost.	\$1,700
Integrated Pest Management	12	1	1	1	1	1	1	1	1	1	1	1	1	Application of insecticide, herbicide, and fungicide for turf, shrubs, and palms on property as needed to maintain health and best possible appearance	\$ 775.00
Mulch Installation	2					1						1		Install in existing mulch beds at 2 inch depth (Quote based on 316 bags per service)	\$5,200
Annuals Rotation	3				1				1				1	Replace annuals in existing flower beds (Quote is based on 1,100 units per service)	\$11,500
Porter Services	52	4	4	4	5	4	5	5	4	5	4	4	4	Porter Services on Monday, Wednesday, and Friday (12 hrs total per week)	\$21,600
Royal Palm Pruning	3				1				1				1	Trim 96 Royal Palms and 3 Sylvester Palms according to ANSI standards	\$13,500



STANDARDS OF EXCELLENCE

Inspiring People | Nurturing Landscapes



Our proprietary Standards of Excellence promote best practices among the most common areas of landscape maintenance, enabling us to develop a cohesive, consistent strategy for your property. With a shared commitment and a focus on these standards, we will improve the quality of your landscape maintenance.

Our Standards of Excellence include:

- Site Cleanliness
- Weed Free
- Green Turf
- Crisp Edge Beds
- Spectacular Flowers
- Uniformly Mulched Beds
- Neatly Pruned Trees & Shrubs



S U P P L E M E N T A L I N F O R M A T I O N

Your Provider of Choice

The information in its entirety is proprietary and confidential, used only for the purposes of considering the nature and scope of your business relationship with BrightView. The contents of this Response are not to be shared with any present or future service provider. Retention of this Response to Request for Information signifies your agreement to treat the information as confidential.

OUR SERVICES

Inspiring People | Nurturing Landscapes

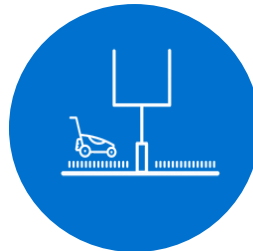


We specialize in streamlining your business process.

Think of us as your ultimate destination for all your landscaping needs. From innovative design-build solutions to meticulous landscape maintenance, snow services, cost saving water management, and beautiful property enhancements, we've got you covered with comprehensive offerings designed to transform your landscapes.



MAINTENANCE



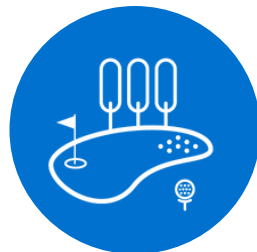
SPORTS TURF



TREE GROWING &
MOVING



WATER MANAGEMENT



GOLF



DEVELOPMENT



TREE CARE



SNOW & ICE

LANDSCAPE MAINTENANCE

Inspiring People | Nurturing Landscapes



Weekly Site Walks



Ready Trained Enabled Crews



Communication



A BrightView Comprehensive Landscape Plan

IRRIGATION MANAGEMENT



Inspiring People | Nurturing Landscapes

Irrigation zone map

BrightView
(305) 258-8011
Email: carlos.victoria@brightview.com
Date: 05/20/20

Timer Map for:
Bay Harbor Islands



Timer 1: 21 zones (103 St & W Broadview)	Timer 8: 7 zones (South Passive Park)
Timer 2: 8 Zones (Bridge Waterway)	Timer 9: 2 Zones / No power (95 St. & W. Broadview)
Timer 3: 7 Zones (96 St & W Broadview)	Timer 10: 4 Zones (95 th St. Park)
Timer 4: 10 Zones (Causeway West)	Timer 11: 20 Zones (92 St. Park)
Timer 5: 15 Zones (Causeway Center)	Timer 12: 21 Zones (98 th St. Park)
Timer 6: 5 Zones (Causeway East)	Timer 13: 7 Zones (E. Kane Concourse)
Timer 7: 2 Zones / No power (95 St & E. Broadview)	Timer 14: 6 Zones / No power (W. Kane Concourse)

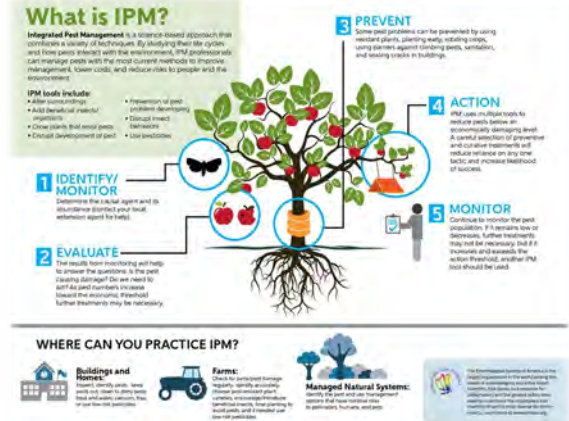


Skilled Technicians & Communication Reports





State Certified Operators | Applicators



LANDSCAPE DESIGN

Inspiring People | Nurturing Landscapes



LANDSCAPE ENHANCEMENTS

Inspiring People | Nurturing Landscapes



FNGLA Certified Landscape Contractor & Professionals



A BrightView Comprehensive Landscape Plan

ARBOR CARE STORM PREP & RECOVERY

Inspiring People | Nurturing Landscapes



TCIA & OSHA Safety Certified



Ready Trained Enabled Crews & ISA Certified Arborist(s)



A BrightView Comprehensive Landscape Plan

ELECTRIC EQUIPMENT | NOISE ORDINANCE

Inspiring People | Nurturing Landscapes



Electrifying our vehicles and equipment, BrightView began introducing hybrid vehicles to our fleet 10 years ago and we intend to expand those efforts over the coming twelve to 24 months. BrightView was the first commercial landscaping company to adopt electric mowers on a broad scale.



E-VERIFY EMPLOYER

Inspiring People | Nurturing Landscapes



- Ensure 100% compliance with all labor and immigration laws ,we are enrolled in E-Verify in all states in which we operate.
- The organization’s participation in E- Verify improves our ability to ensure the individuals we hire and are working on our client’s sites are authorized to work in the United States.
- Additionally, E-Verify is only part of our robust employment verification program. The program includes a consistent policy and process enterprise-wide, as well as regular training of our staff and semi-annual auditing to maintain compliance with labor and immigration regulations.





March 9, 2024

Re: Professional Recommendation for Brightview Landscaping

To whom it may concern:

Through Brightview's dedication, their work meets and often exceeds the standards of excellence demanded by a community such as Ocean Reef. They are very responsive and pay attention to details of their operation while ensuring that their employees meet the highest levels of safety standards. Moreover, they are alert to potential hot spots that pose security risks for the community, such as blind spots, overgrown tree limbs, and even terrain along the walk paths that serve as trip hazards for the community. From the initial planning stages to the final execution, their team consistently demonstrates a deep understanding of landscape design principles, environmental considerations, and client preferences. Their attention to detail ensures that each project is tailored to our unique needs and vision, resulting in stunning outdoor spaces that enhance aesthetic appeal and functionality.

One of Brightview's most impressive qualities is its ability to integrate creativity with practicality seamlessly. Whether designing a tranquil garden oasis, creating a sustainable landscape solution, or maintaining pristine outdoor environments, Brightview approaches each task with creativity, innovation, and a keen eye for detail. Their passion for their craft shines through the meticulous care they devote to every project, regardless of scale or complexity.

Brightview's team of skilled professionals is dedicated and punctual, as well as highly reliable and trustworthy. They play a crucial role for the Ocean Reef Community Association during storm events, where their initial push to clear debris and damaged landscaping is always prompt and efficient. Their reliability and trustworthiness are unmatched, making them a secure choice for any landscaping project. Working with Brightview is not just a partnership; it's a seamless collaboration built on trust, transparency, and mutual respect.

In summary, I recommend Brightview Landscaping as a trusted partner for any landscaping endeavor. Their unparalleled expertise, creativity, and commitment to client satisfaction make them an invaluable asset to any project. I am confident that they will continue to exceed expectations and set the standard for excellence in the landscaping industry.

Please get in touch with me at artime@orca.com if you require any further information or clarification regarding my recommendation.

Sincerely,

Ariel Artime, Vice President
Director Public Safety and Operations
Ocean Reef Community Association

OCEAN REEF COMMUNITY ASSOCIATION

34 Backside Lane #505 • Key Largo, Florida 33037 • 305.367.3067 • Fax: 305.367.4246 • orca@orcafl.com

SERVICE PARTNERS

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A BrightView Comprehensive Landscape Plan

SERVICE PARTNERS

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A BrightView Comprehensive Landscape Plan

SERVICE PARTNERS

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A BrightView Comprehensive Landscape Plan

KEY ELEMENTS TO A HEALTHY LANDSCAPE

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THE NINE FLORIDA-FRIENDLY PRINCIPLES

1 RIGHT PLANT. RIGHT PLACE

Plants selected to suit a specific site will require minimal amounts of water, fertilizers and pesticides.

2 WATER EFFICIENTLY

Irrigate only when your lawn needs water. Efficient watering is the key to a healthy Florida yard and conservation of limited resources.

3 FERTILIZE APPROPRIATELY

Less is often best. Overuse of fertilizers can be hazardous to your yard and the environment.

4 MULCH

Maintaining a 3-inch layer of mulch will help retain soil moisture, prevent erosion and suppress weeds.

5 ATTRACT WILDLIFE

Plants in your yard that provide food, water and shelter will attract Florida's diverse wildlife.

6 MANAGE YARD PESTS RESPONSIBLY

Unwise use of pesticides can harm people, pets, beneficial organisms and the environment.

7 RECYCLE

Grass clippings and leaves provide nutrients to the soil and reduce waste disposal when reused on the landscape.

8 REDUCE STORMWATER RUNOFF

Water running off your landscape can carry pollutants such as soil, debris, fertilizer, gasoline and pesticides that can adversely impact water quality. Reduction of this runoff will help prevent nonpoint-source pollution.

9 PROTECT THE WATERFRONT

Waterfront property, whether on a river, stream, pond, bay or beach, is very fragile and should be carefully protected to maintain freshwater and marine ecosystems.



BRIGHTVIEW PLAN FOR RESULTS

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PRE-SERVICE

- Branch planning meeting
- Identify and mitigate any safety hazards
- Meet your Client Service Team
- Establish communication, reporting expectations & preferences
- Individual site planning

30 DAYS

- Initial site walk-through
- Week 1 Alignment Check
- Week 2 Alignment Check
- 30 Day Alignment Check
- Receive first invoice

60 DAYS

- Site walk of facility
- Receive Customer Satisfaction Survey
- Review survey responses with your Client Service Team
- Align and strengthen areas in need of improvement

90 DAYS

- Site walk of facility with your Client Service Team
- Review 90 Day Follow-up Partnership Transition Guide
- Check progress and/or completion of key site initiatives



It is my job to ensure a smooth transition for our Clients and our Team With the guidance of our transition plan and designated experts in their fields, we are committed to a seamless transition and a strong first step.

Vanessa Quinonez
Branch Manager



QUALITY SITE ASSESSMENTS



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QSA

- Maintenance Items
- Property Enhancements
- Completed Items
- Notes to Owner | Misc. Items

General Information

DATE: Monday, Apr 08, 2024
 NEXT QSA DATE: Monday, Apr 15, 2024
 CLIENT ATTENDEES: Kenson Prudent
 BRIGHTVIEW ATTENDEES: Jehiel Benavides

Customer Focus Areas

collins ave, Palm tree pits clean up along Collins, Beach, Beach landscape

Quality you can count on.



1 / 17

Maintenance Items



17 Nicely maintained hedges at the islands in the center of Collins. Only a few minor details need to be done in the area.

18 Nicely maintained hedges at the islands in the center of Collins. Only a few minor details need to be done in the area.

19 The flowers are the founders circle continue to do well. We do not feel there is a need to replace them at this time even though we will have to soon.

20 The flowers are the founders circle continue to do well. We do not feel there is a need to replace them at this time even though we will have to soon.

BRIGHTVIEW DRIVES QUALITY

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A BrightView Comprehensive Landscape Plan

MONTHLY SCHEDULE SAMPLES - COMMUNICATION

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JUNE 2023 SERVICE CALENDAR						
BrightView						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 OnSite Gardener	2 OnSite Gardener	3
4	5 OnSite Gardener Wet Check	6 OnSite Gardener	7 OnSite Gardener	8 OnSite Gardener	9 OnSite Gardener	10
11	12 OnSite Gardener	13 OnSite Gardener Supplement maint team	14 OnSite Gardener	15 OnSite Gardener ? IPM & Fert visit	16 OnSite Gardener ? IPM & Fert visit	17
18	19 OnSite Gardener Large cleanup team	20 OnSite Gardener Enhancements team	21 OnSite Gardener	22 OnSite Gardener	23 OnSite Gardener	24
25	26 OnSite Gardener	27 OnSite Gardener	28 OnSite Gardener	29 OnSite Gardener ? Palm & Tree Trim if approved	30 OnSite Gardener ? Palm & Tree Trim if approved	

NOTES
All Services are in accordance, weather permitting. Changes will be noted

NUR

SERVICE NOTES TASK ITEMS - COMMUNICATION

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PROPERTY VISIT	OBSERVATIONS	DATE	SOLUTION	RESOLVED	MISC
6/10/2023	Maintenance Items				Discussed with Aldo & Alessandro
	live wall needs trimmed back - brown foliage		additional labor to resolve	6/13/2023	
	trim out dead foliage on multi plants				
	crisp turf edges along collins				
	turf is stressed from shade at dog park - thinning				
	remove dying plants - keep beds empty				
	Irrigation Items				
	multiple issues, seems wet		Provide report - cut watter off or time way back	6/13/2023	
	tube breaks around turf edge, need fixed				
	Nutrient Items				
	thrinax palms along ramp				
	Ligustrum				
	baby sunrose pool planters				
	Disease Items				
	check for snails and fungus - optimal conditions				
6/13/2023	fungus downy mildew on Railroad vine				
	Palms & Trees				
	seed pods visible				
	deficient palms on south side				
6/13/2023	North valet planter, medjoool palm leaning		emailed Aldo and Alessandro of observation		

EMERGENCY PLANNING

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Immediately following a storm, our teams will ensure the following:

- o Vehicle access is cleared, allowing emergency personnel access.
- o Debris that may pose an immediate risk is cleared.
- o Plant material that may have a chance of surviving is replanted.
- o Hazardous damaged limbs that remain in trees are trimmed or removed.
- o Tree limbs, root balls, or large wood debris remaining on the ground is chipped and removed.
- o Final restoration of any remaining damages or losses resulting from the storm is performed



"From structural tree pruning to developing a post-storm clean-up plan, it is important for business owners, property managers and homeowners alike to proactively take steps to dramatically reduce the risk of damage on their property," said Gonzalez, who is based in Miami. "BrightView's expertise, combined with our intimate familiarity of South Florida's landscape, has proven pivotal in helping advise and prepare our clients for hurricane season."



Keys Gate Community Association is a large homeowners association of nearly 4,000 units in 17 neighborhoods across Florida that has benefited by working with BrightView.

"BrightView has been and continues to be an essential resource and trusted partner in our hurricane preparation and recovery plans," said Ignacio Mendez, CAM, Senior Property Manager for Keys Gate Community Association. "With BrightView's help, our communities have recovered from storms in record time."

COMMITMENT TO CHARITY EVENTS

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Introducing the New BrightView Landscapes Foundation Homepage

The BrightView Landscapes Foundation has a new home – a one-stop location to find all the information you need about the Foundation. The Foundation, a 501(c)(3) organization, is a way for BrightView team members to help their fellow team members.

[READ MORE »](#)

GIVING TUESDAY

#GivingTuesday: BrightView Landscapes Foundation

If you are inclined to make a donation on Giving Tuesday or this holiday season, please consider giving to the BrightView Landscapes Foundation. Since starting, the Foundation has raised over \$460,000. This past year alone, the Foundation distributed more than \$100,000 to assist more than 35 team members.



Thank You from BrightView Landscapes Foundation Spring Fund Drive

The inaugural fund drive for the BrightView Landscapes Foundation ended last Friday and I am pleased to report our preliminary results. Donations made during the drive totaled \$115,097, which, when combined with the company match of \$75,000, totals \$190,097 – substantially more than our goal of \$150,000.



THANK YOU

Ready to elevate your landscaping services?

Let's discuss your next steps in our partnership.

How Can We Help You ?



<https://www.qrcodechimp.com/page/craigoffutt>

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization

Board of Supervisors

Sort by:

PID

Form Year

Filer Name

Filing Requirement

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
275388	2025	Abraham Crocamo Jr	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/9/2026	View Filings
292117	2025	Andrew Jimenez	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✖ Form 1 Not Filed	View Filings
275389	2025	Navindra Singh	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/10/2026	View Filings
265415	2025	James Windley	• Enclave at Black Point Marina CDD - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 7/1/2026	View Filings

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Rows per page: 25

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HURRICANE SEASON 2026 PRICE LIST



Tony's Nursery & Garden

P.O. Box 924294, Homestead, FL 33092-4294

Tel: (305) 258-4062, Fax: (305) 258-4884

After hours: (305) 258-3545

E-mail: tonyslawn@bellsouth.net

ENCLAVE AT BLACK POINT MARINA CDD

Jesus Lorenzo
GMS-SF

5385 N. Nob Hill Road
Sunrise, FL. 33351
786-344-9352

Dear Board of Supervisors,

The official 2026 **hurricane season** for the Atlantic Basin (the Atlantic Ocean, the Caribbean Sea, and the Gulf of Mexico) is from 1 June to 30 November. The peak of the **season** is from mid-August to late October. However, deadly **hurricanes** can occur anytime in the **hurricane season**.

Hurricanes can cause significant damage to both lives and property. Taking steps to prepare in advance can help you and the District reduce the storm's impact. The ideal time to get ready is well before a hurricane is on the horizon.

Your landscape company has an emergency action plan in place to address all your needs. Tony's Nursery & Garden will implement a pre-authorized clean-up program to assess any damage and restore the clubhouse community to safe conditions.

Seventy-two hours after the storm, Tony's Landscape will clear vehicle access to allow emergency staff to service needs within the Enclave community and access your property. **ONLY CDD AREAS ARE INCLUDED.**

If you want to pre-approve this service, sign up as indicated below.

Sincerely,

Tony Coto

Sign

Board Approval

Sign

Date

HURRICANE PRICE LIST

- Labor \$60.00
- Lift and Truck \$135.00 per hour/ per man
- Loader & Operator \$160.00 per hour
- Large Loader/ Operator \$225.00
- Dump Fees TBD (No stumps)
- Stumps (\$200)
- Climbers/ Tree men \$145.00 per hour/ per man
- Delivery/Pickup \$450.00

HURRICANE SEASON 2026 PRICE LIST

Print Name/Title



Tony's Nursery & Garden will follow a clear set of priorities to ensure safety, restore access, and systematically recover the community's green spaces after a hurricane:

1. Ensure Safety First

- Assess the property for hazards such as downed power lines, unstable trees, and sharp debris before any cleanup begins.
- Wait for authorities to declare the area safe for entry.

2. Assess and Document Damage

- Conduct a thorough inspection of the landscape, noting large, downed trees, broken limbs, damaged structures, and any immediate threats to safety or property.
- Take photos for insurance and FEMA claims, and for planning the recovery process.

4. Remove Large Debris

- Remove large fallen trees, branches, and other major debris that could obstruct pathways or cause additional damage.
- Use appropriate equipment and ensure only trained professionals handle hazardous removals

9. Plan and Begin Restoration

- Replant and restore landscaping, prioritizing hurricane-resistant plants and materials for future resilience
- Communicate with property managers and residents about progress and next steps.



3. Clear Access Routes

- Prioritize clearing vehicle and emergency access routes, driveways, and main entrances to allow emergency personnel and residents to move safely

5. Address Immediate Hazards

- Remove or stabilize hanging limbs, leaning trees, or debris that poses a risk of falling or further damage

6. Clean Up Remaining Debris

- Collect and dispose of smaller debris, leaves, and plant material to clear the landscape for further assessment and restoration

7. Evaluate and Restore Plant Health

- Assess which damaged plants, shrubs, and trees can be salvaged and which need to be removed or replaced.

8. Inspect for Drainage and Erosion Issues

- Check for soil erosion, drainage problems, and standing water, and take corrective action as needed to prevent further landscape or structural damage.

Enclave At Black Point Marina
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

05/01/26 - 05/31/26

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>	
05/01/26 - 05/31/26	1430-1437	\$	15,700.69
Autopay	80010		145.76
TOTAL		\$	15,846.45

Voided Check**

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
5/13/26	00005	4/30/26	198668 APR 26	202604	310	51300	31500		BILLING COCHRAN, P.A.	*	500.00	500.00	001430
5/13/26	00001	5/01/26	339 MAY 26	202605	320	53800	34000			*	1,238.25		
		5/01/26	340 MAY 26	202605	310	51300	34000			*	3,508.75		
		5/01/26	340 MAY 26	202605	310	51300	35100			*	100.00		
		5/01/26	340 MAY 26	202605	310	51300	31300			*	238.50		
		5/01/26	340 MAY 26	202605	310	51300	49500			*	100.00		
		5/01/26	340 MAY 26	202605	310	51300	42000			*	4.44		
									GMS-SF, LLC			5,189.94	001431
5/13/26	00050	4/30/26	IN138929 LEGAL ADS	202604	310	51300	48000		MCCLATCHY COMPANY LLC	*	746.58	746.58	001432
5/13/26	00020	4/29/26	REG VOTE # OF REGISTERED VOTERS	202604	310	51300	49000		MIAMI-DADE COUNTY ELECTIONS DEPT	*	60.00	60.00	001433
5/13/26	00051	4/15/26	1993 APR 26	202604	320	53800	46800			*	300.00		
		5/12/26	2053 MAY 26	202605	320	53800	46800			*	300.00		
									SOUTHEAST LAND AND WATER			600.00	001434
5/13/26	00032	5/01/26	29050126 MAY 26	202605	320	53800	46201			*	1,280.00		
		5/01/26	32050126 MAY 26	202605	320	53800	46200			*	2,484.17		
									TONY'S NURSERY & GARDEN			3,764.17	001435
5/21/26	00044	5/07/26	5359 FRONT ENTRANCE	202605	320	53800	46000		ALL STAR ELECTRICAL SERVICES, INC.	*	2,070.00	2,070.00	001436
5/21/26	00032	5/15/26	32051526 PUMP #1	202605	320	53800	49000			*	1,485.00		
		5/15/26	32051526 PUMP #2	202605	320	53800	49000			*	1,285.00		
									TONY'S NURSERY & GARDEN			2,770.00	001437
									TOTAL FOR BANK A		15,700.69		
									ENCL --ENCLAVE--				
									ACCOOPER				

CHECK	VEND#	INVOICE.....	...EXPENSED TO...		VENDOR NAME	STATUS	AMOUNT	CHECK.....
DATE		DATE INVOICE	YRMO DPT ACCT# SUB SUBCLASS					AMOUNT #

ENCL --ENCLAVE-- ACOOPER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/13/26	00038	4/11/26 84956006	202605 320-53800-41500		*	145.76	
		MAY 26 - INTERNET					
			COMCAST				145.76 080010
-----							-----
TOTAL FOR BANK Z						145.76	
TOTAL FOR REGISTER						15,846.45	

ENCL -- ENCLAVE -- ACOOPER

Enclave At Black Point Marina
Community Development District

Unaudited Financial Reporting
May 31, 2026



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Enclave At Black Point Marina
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 7,666	\$ -	\$ -	\$ 7,666
Accounts Receivable	61	-	-	61
Due from General Fund	-	996	-	996
<u>Investments:</u>				
State Board Administration	279,321	-	-	279,321
<u>Series 2017</u>				-
Reserve	-	137,521	-	137,521
Interest	-	4	-	4
Revenue	-	178,651	-	178,651
Principal	-	14	-	14
Acquisition & Construction	-	-	186,394	186,394
Cost of Issuance	-	-	10	10
Total Assets	\$ 287,049	\$ 317,185	\$ 186,404	\$ 790,638
Liabilities:				
Accounts Payable	\$ 1,566	\$ -	\$ -	\$ 1,566
Due to Debt Service	996	-	-	996
Total Liabilities	\$ 2,562	\$ -	\$ -	\$ 2,562
Fund Balance:				
Restricted for:				
Debt Service - Series 2017	\$ -	\$ 317,185	\$ -	\$ 317,185
Capital Project - Series 2017			186,404	186,404
Unassigned	284,487	-	-	284,487
Total Fund Balances	\$ 284,487	\$ 317,185	\$ 186,404	\$ 788,076
Total Liabilities & Fund Balance	\$ 287,049	\$ 317,185	\$ 186,404	\$ 790,638

Enclave At Black Point Marina

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance

Revenues:

Special Assessments - On Roll	\$ 268,233	\$ 268,233	\$ 266,112	\$ (2,121)
Interest Income	5,000	5,000	6,138	1,138
Total Revenues	\$ 273,233	\$ 273,233	\$ 272,250	\$ (983)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 4,000	\$ 2,400	\$ 1,600
PR-FICA	459	306	184	122
Engineering	7,000	4,667	-	4,667
Attorney	20,000	13,333	7,880	5,453
Annual Audit	3,600	3,600	3,600	-
Dissemination Agent	2,862	1,908	1,908	0
Trustee Fees	5,000	-	-	-
Management Fees	42,105	28,070	28,070	-
Information Technology	1,200	800	800	-
Website Maintenance	1,200	800	800	-
Telephone	150	100	-	100
Postage & Delivery	500	333	114	220
Meeting Room Rental	600	400	-	400
Insurance General Liability	10,800	9,507	9,507	-
Printing & Binding	500	333	10	323
Legal Advertising	2,760	1,840	1,689	151
Office Supplies	500	333	-	333
Other Current Charges	500	333	510	(177)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 105,911	\$ 70,840	\$ 57,647	\$ 13,192

Enclave At Black Point Marina

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 14,859	\$ 9,906	\$ 9,906	-
Security	24,000	16,000	6,670	9,330
Internet	1,800	1,200	1,141	59
Virtual Guard Monitoring	9,500	6,333	-	6,333
Landscape Maintenance	30,000	20,000	19,873	127
Landscape Replacement	20,000	13,333	16,796	(3,463)
Lake Maintenance	10,000	6,667	2,480	4,187
Fountains	7,500	5,000	900	4,100
Repairs & Maintenance	15,000	10,000	4,495	5,505
Irrigation Repairs	5,000	3,333	-	3,333
Pressure Washing	5,000	4,700	4,700	-
Porter Service	15,360	10,240	10,240	-
Capital Outlay/Fountain Replacement	20,000	13,333	-	13,333
Contingency/Tree Trimming	29,000	19,333	13,670	5,663
Property Insurance	1,300	1,179	1,179	-
Subtotal Field Expenditures	\$ 208,319	\$ 140,558	\$ 92,051	\$ 48,507
Total Expenditures	\$ 314,230	\$ 211,398	\$ 149,698	\$ 61,699
Excess (Deficiency) of Revenues over Expenditures	\$ (40,997)	\$ 61,835	\$ 122,552	\$ (62,682)
Net Change in Fund Balance	\$ (40,997)	\$ 61,835	\$ 122,552	\$ (62,682)
Fund Balance - Beginning	\$ 40,997		\$ 161,935	
Fund Balance - Ending	\$ -		\$ 284,487	

Enclave At Black Point Marina

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 222,663	\$ 222,663	\$ 220,813	\$ (1,850)
Interest Income	5,000	5,000	9,623	4,623
Total Revenues	\$ 227,663	\$ 227,663	\$ 230,436	\$ 2,773
<u>Expenditures:</u>				
Interest Expense - 11/1	\$ 40,663	\$ 40,663	\$ 40,663	\$ -
Interest Expense - 5/1	40,663	40,663	40,663	-
Principal Expense - 5/1	140,000	140,000	140,000	-
Total Expenditures	\$ 221,325	\$ 221,325	\$ 221,325	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,338	\$ 6,338	\$ 9,111	\$ 2,773
Net Change in Fund Balance	\$ 6,338	\$ 6,338	\$ 9,111	\$ 2,773
Fund Balance - Beginning	\$ 177,863		\$ 308,074	
Fund Balance - Ending	\$ 184,201		\$ 317,185	

Enclave At Black Point Marina

Community Development District

Capital Reserve Fund 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 4,548	\$ 4,548
Total Revenues	\$ -	\$ -	\$ 4,548	\$ 4,548
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 4,548	\$ 4,548
Net Change in Fund Balance	\$ -	\$ -	\$ 4,548	\$ 4,548
Fund Balance - Beginning	\$ -		\$ 181,856	
Fund Balance - Ending	\$ -		\$ 186,404	

Enclave At Black Point Marina
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 17,821	\$ 222,504	\$ 3,114	\$ 2,260	\$ 3,459	\$ 15,755	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ 266,112
Interest Income	575	395	618	939	841	931	907	933	-	-	-	-	6,138
Total Revenues	\$ 575	\$ 18,215	\$ 223,122	\$ 4,054	\$ 3,100	\$ 4,390	\$ 16,662	\$ 2,133	\$ -	\$ -	\$ -	\$ -	\$ 272,250

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 2,400
PR-FICA	-	-	-	61	-	61	-	61	-	-	-	-	184
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	525	803	645	2,323	500	1,528	500	1,058	-	-	-	-	7,880
Annual Audit	-	-	3,600	-	-	-	-	-	-	-	-	-	3,600
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	239	239	239	239	239	239	239	239	-	-	-	-	1,908
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,509	3,509	3,509	3,509	3,509	3,509	3,509	3,509	-	-	-	-	28,070
Information Technology	100	100	100	100	100	100	100	100	-	-	-	-	800
Website Maintenance	100	100	100	100	100	100	100	100	-	-	-	-	800
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	4	70	5	4	17	4	5	4	-	-	-	-	114
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	9,507	-	-	-	-	-	-	-	-	-	-	-	9,507
Printing & Binding	3	-	0	7	-	0	-	-	-	-	-	-	10
Legal Advertising	434	-	-	-	-	-	747	508	-	-	-	-	1,689
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	87	58	95	0	47	52	56	116	-	-	-	-	510
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 14,682	\$ 4,877	\$ 8,292	\$ 7,142	\$ 4,512	\$ 6,392	\$ 5,255	\$ 6,495	\$ -	\$ -	\$ -	\$ -	\$ 57,647

Enclave At Black Point Marina
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	-	-	-	-	9,906
Security	2,223	-	-	2,223	-	-	2,223	-	-	-	-	-	6,670
Internet	138	138	138	146	146	146	146	146	-	-	-	-	1,141
Virtual Guard Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	-	-	-	-	19,873
Landscape Replacement	-	9,878	-	-	-	6,919	-	-	-	-	-	-	16,796
Lake Maintenance	316	316	316	316	316	300	300	300	-	-	-	-	2,480
Fountains	300	-	-	300	-	300	-	-	-	-	-	-	900
Repairs & Maintenance	2,175	-	-	250	-	-	-	2,070	-	-	-	-	4,495
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	4,700	-	-	-	-	-	-	-	-	-	-	-	4,700
Porter Service	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	-	-	-	-	10,240
Capital Outlay/Fountain Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency/Tree Trimming	9,900	-	-	-	1,000	-	-	2,770	-	-	-	-	13,670
Property Insurance	1,179	-	-	-	-	-	-	-	-	-	-	-	1,179
Subtotal Field Expenditures	\$ 25,933	\$ 15,334	\$ 5,456	\$ 8,238	\$ 6,464	\$ 12,667	\$ 7,672	\$ 10,288	\$ -	\$ -	\$ -	\$ -	\$ 92,051
Total Expenditures	\$ 40,615	\$ 20,211	\$ 13,748	\$ 15,379	\$ 10,976	\$ 19,059	\$ 12,927	\$ 16,783	\$ -	\$ -	\$ -	\$ -	\$ 149,698
Excess (Deficiency) of Revenues over Exp.	\$ (40,040)	\$ (1,996)	\$ 209,373	\$ (11,325)	\$ (7,876)	\$ (14,669)	\$ 3,735	\$ (14,650)	\$ -	\$ -	\$ -	\$ -	\$ 122,552
Net Change in Fund Balance	\$ (40,040)	\$ (1,996)	\$ 209,373	\$ (11,325)	\$ (7,876)	\$ (14,669)	\$ 3,735	\$ (14,650)	\$ -	\$ -	\$ -	\$ -	\$ 122,552

Enclave At Black Point Marina

Community Development District

Long Term Debt Report

Series 2017, Special Assessment Refunding Bonds		
Original Issue Amount:		\$3,085,000.00
Term 1:	\$1,125,000.00	
Interest Rate:	1.75% - 3.50%	
Maturity Date:	5/1/2026	
Term 2:	\$790,000.00	
Interest Rate:	3.75%	
Maturity Date:	5/1/2031	
Term 3:	\$1,170,000.00	
Interest Rate:	4.00%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$111,331.25	
Reserve Fund Balance	\$137,520.97	
Bonds Outstanding - 6/29/2017		\$3,085,000
Less: Principal Payment - 5/1/18		(\$110,000)
Less: Principal Payment - 5/1/19		(\$115,000)
Less: Principal Payment - 5/1/20		(\$120,000)
Less: Principal Payment - 5/1/21		(\$120,000)
Less: Principal Payment - 5/1/22		(\$125,000)
Less: Principal Payment - 5/1/23		(\$130,000)
Less: Principal Payment - 5/1/24		(\$130,000)
Less: Principal Payment - 5/1/25		(\$135,000)
Less: Principal Payment - 5/1/26		(\$140,000)
Current Bonds Outstanding		\$1,960,000

Enclave At Black Point Marina
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2026

Gross Assessments \$ 282,350.40 \$ 234,381.60 \$ 516,732.00
Net Assessments \$ 268,232.88 \$ 222,662.52 \$ 490,895.40

ON ROLL ASSESSMENTS

allocation in % 54.64% 45.36% 100.00%

<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2017 Service</i>	<i>Debt Total</i>
11/12/25	\$ 2,153.05	\$ 86.12	\$ 20.67	\$ -	\$ 2,046.26	\$ 1,118.11	\$ 928.15	\$ 2,046.26
11/17/25	15,071.35	602.84	144.69	-	14,323.82	7,826.76	6,497.06	14,323.82
11/18/25	2,046.81	107.45	19.39	-	1,919.97	1,049.10	870.87	1,919.97
11/28/25	15,071.35	602.84	144.68	-	14,323.83	7,826.76	6,497.07	14,323.83
12/05/25	409,079.50	16,362.81	3,927.17	-	388,789.52	212,440.64	176,348.88	388,789.52
12/19/25	19,377.45	775.08	186.02	-	18,416.35	10,062.98	8,353.37	18,416.35
01/08/26	4,306.10	129.18	41.77	-	4,135.15	2,259.51	1,875.64	4,135.15
01/08/26	1,129.65	33.90	10.96	-	1,084.79	592.75	492.04	1,084.79
01/26/26	-	-	-	479.65	479.65	262.09	217.56	479.65
02/06/26	4,306.10	129.18	41.77	-	4,135.15	2,259.51	1,875.64	4,135.15
03/11/26	6,459.15	64.59	63.95	-	6,330.61	3,459.14	2,871.47	6,330.61
04/15/26	27,989.65	193.77	277.95	-	27,517.93	15,036.22	12,481.71	27,517.93
04/15/26	1,129.64	-	11.30	-	1,118.34	611.08	507.26	1,118.34
04/22/26	\$0.00	\$0.00	\$0.00	\$107.61	107.61	107.61	-	107.61
05/13/26	\$2,153.05	(\$64.59)	\$22.18	\$0.00	2,195.46	1,199.63	995.83	2,195.46
TOTAL	\$ 510,272.85	\$ 19,023.17	\$ 4,912.50	\$ 587.26	\$ 486,924.44	\$ 266,111.89	\$ 220,812.55	\$ 486,924.44

98.75%	Percent Collected
\$ 6,459.15	Balance Remaining to Collect